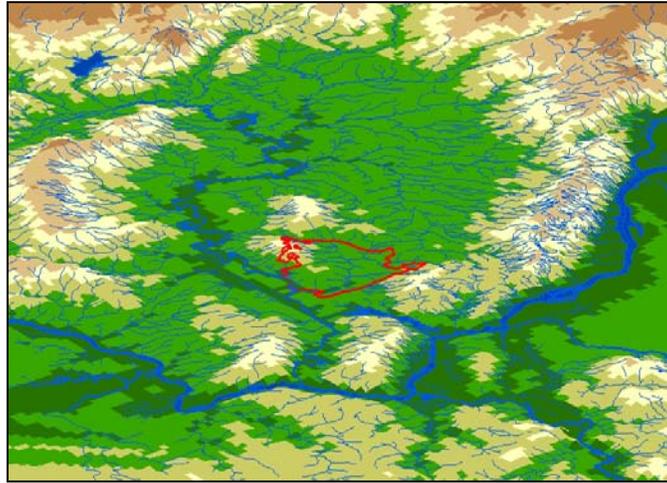


T i g a r d C o m m u n i t y P r o f i l e



2 0 0 6 E d i t i o n



"A Place to Call Home"

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www.tigard-or.gov

Tigard Community Profile – 2006 Edition

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City of Tigard

July 2006

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FOREWORD

The *Tigard Community Profile* is an ongoing long-range planning project to compile various statistics about the City of Tigard. With the increase of information available today, particularly through the Internet, accessing accurate community information can be time consuming and at times confusing.

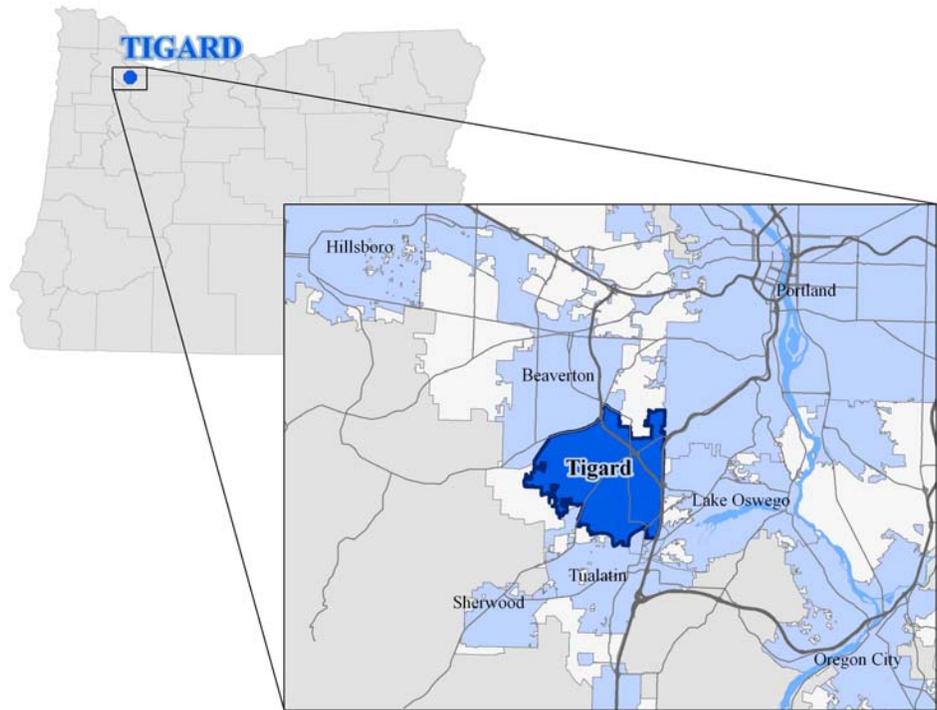
The objective of the *Tigard Community Profile* is to collect these valuable statistics in one convenient location; offer them in an easy to understand format; and make them readily accessible to City staff, the business community, and the general public. The *2006 Edition* contains the most recent data available for population, housing, and the local economy in the City of Tigard

**For additional copies of the Tigard Community Profile,
Contact Darren Wyss
503-718-2442
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PHYSICAL FORM

Location and Climate

The City of Tigard is located in southeast Washington County, 15 minutes from downtown Portland. The City is included in the Metro urban growth boundary and Tigard's closest neighbors include: Beaverton, Lake Oswego, Tualatin, Durham, Portland, and King City.



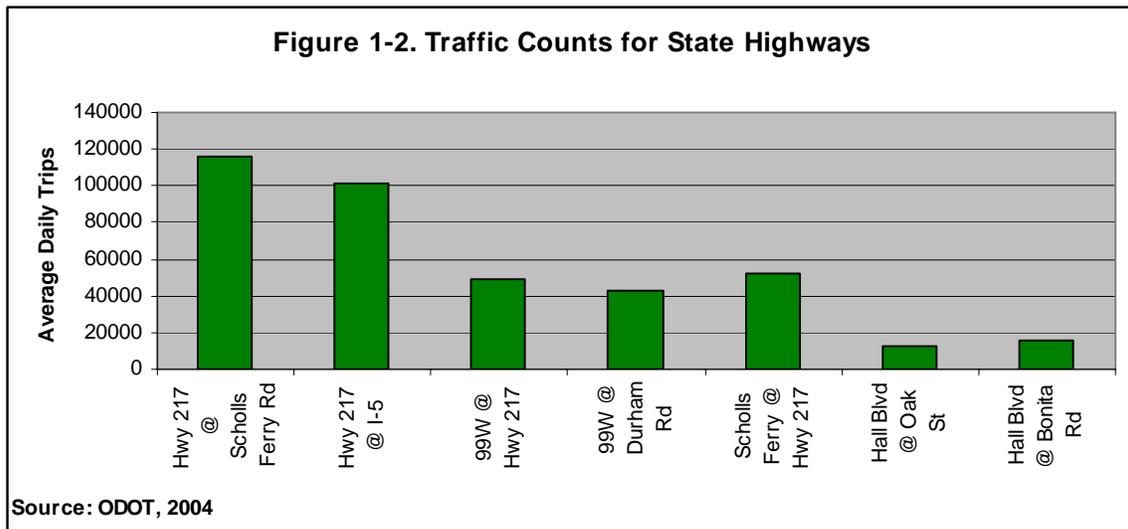
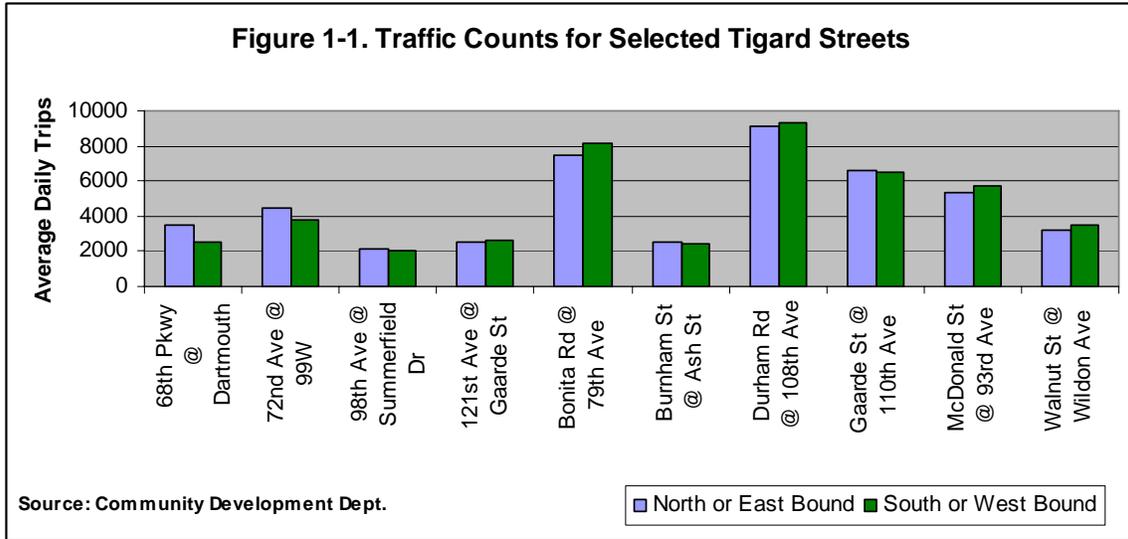
The community enjoys a year-round mild climate with low humidity and pleasant temperatures that average a high of 79.3 in July, and a low of 33.7 in January.

Tigard Facts	
Incorporated	1961
Population (July 2005)	45,500
Land Area	11.71 sq miles
County	Washington
School District	Tigard - Tualatin*
Annual Average Rainfall	39.03"
Average Daily Temperature**	High / Low (F)
January	46.8 / 33.7
April	61.9 / 40.4
July	79.3 / 53.7
October	64.2 / 42.8
Highest Elevation (Bull Mt)	713 ft
Lowest Elevation (Cook Park)	104 ft
* Scholls Ferry area served by Beaverton District	
** Source: Oregon Climate Summaries	

Transportation

The City's transportation system includes several options for getting from one place to another. There are state highways, local streets, public transportation, an off street paved trail, and an interstate highway (Appendix Maps 1-1, 1-2, and 1-4). The local streets strive to provide efficient access to residential and commercial areas. Traffic counts for some of the busier streets can be seen in Figure 1-1. Bonita and Durham Roads see the most traffic because of their proximity to the freeway.

The state highways include: Highway 210 (SW Scholls Ferry Rd), SW Hall Blvd, Highway 99W (SW Pacific Highway), and Highway 217. These state highways carry a large volume of traffic (see Figure 2-2) and act as the primary thruways across Tigard. Interstate 5, which acts as a portion of the City's eastern border, contains five exits that provide access to Tigard (Exits 290 to 294).



Public transportation in the City of Tigard is provided by TriMet, which serves the entire Portland metro area. Several bus lines serve the City and primarily follow major arterials (see Appendix Map 1-2). Visit www.trimet.org for routes and schedules. A commuter rail running from Beaverton to Wilsonville with stops at Washington Square and Downtown Tigard is scheduled to begin operation in 2008. See www.tigard-or.gov/downtown/commuter_rail/default.asp for more information.

Natural Features

The City lies within the Tualatin River basin, with the Fanno Creek sub-basin covering 85% of the City. Approximately 28 miles of streams meander through Tigard on their way into the Tualatin River. Associated with these riparian corridors is the 100-year floodplain that covers 588 acres. Cook Park, on the southern edge of the City, is located entirely within the Tualatin River floodplain. There are also a number of wetlands around the City that cover 285 acres. See Appendix Map 1-3.

PHYSICAL FORM

Creeks Within The City of Tigard
Ash Creek
Ball Creek
Derry Dell Creek
Fanno Creek
Hiteon Creek
Krueger Creek
Pinebrook Creek
Red Rock Creek
Summer Creek

Moving upslope from the riparian areas, the City contains a number of ridges, as well as Bull Mountain and Little Bull Mountain. Bull Mountain forms the western most edge

of the City and rises to an elevation of 713 feet. The northern and eastern slopes of the mountain lie within the City limits. Little Bull Mountain is located east of Bull Mountain on the opposite side of Highway 99W. It rises to an elevation of 430 feet. The two mountains contribute the majority of the 181 acres of steep slopes within Tigard (Appendix Map 1-3).

Table 1-1. Land Area of Key Natural Features

Feature	Acres	Percent of Total Land
Slopes > 25%	181	2.4%
Wetlands	285	3.8%
100 Year Floodplain	588	7.8%
City of Tigard	7496	100%

Source: Community Development Dept.

Parks and Open Space

The City operates and maintains several parks and greenspaces around the community, which provide the opportunity for passive and active recreational activities (see Table 1-2 and Appendix Map 1-4 for names and locations). Cook Park is the largest of the parks and is located along the scenic Tualatin River. Three dog parks, which provide off-leash areas for canine recreational opportunities, can also be found in the community. Englewood, Fanno Creek, and Woodard Parks contain portions of



the Fanno Creek Trail. The paved, multi-use trail winds along Fanno Creek and continues north into Beaverton (see Map 1-

4 for all trail locations). A few portions of the trail are yet to be built, but the future plan is for it to be continuous. Currently, a

pedestrian/bicycle bridge over the Tualatin River is being constructed for additional access. See <http://www.tigard-or.gov/community/parks/default.asp> for more information about park facilities in Tigard.

Table 1-2. Parks and Greenspaces

Facility	Acres
Pocket Parks	
Liberty Park	0.75
Main St Park	0.25
Windmill Park	0.15
Neighborhood Parks	
Bonita Park	5.58
Jack Park	5.5
Northview Park	3.45
Woodard Park	2.26
Community Parks	
Cook Park	79.05
Summer Lake Park	23.82
Linear Parks	
Commercial Park	0.75
Englewood Park	14.97
Fanno Cr Park	21.8
Dog Parks	
Ash St Dog Park	0.24
Potso Dog Park	1.74
Summerlake Dog Park	0.66
Greenspace (undeveloped)	171.78

Source: Tigard Public Works

Annexations

The City has annexed land over time to grow to its current size of 7496 acres (11.71 sq miles). The annexations have ranged from a single property to neighborhoods, such as the Walnut Island annexation of 2000. This annexation was the largest in recent history and accounts for close to 310 of the acres annexed that year. Table 1-3 shows the number and acreage of annexations over the past 12 years.

Year	Number	Acres
2005	5	72.24
2004	3	94.97
2003	3	4.21
2002	4	64.64
2001	0	0
2000	16	311.15
1999	5	10.13
1998	8	22.91
1997	13	8.62
1996	2	18.79
1995	8	25.36
1994	11	75.59

Source: Community Development Dept.



Looking northeast from Bull Mountain

City Hall

(Planning, Building, Engineering, Administration, Utility Billing, Finance, Municipal Court, Code Enforcement)
 13125 SW Hall Blvd
 Tigard , OR 97223
 503-639-4171
 Mon-Fri, 8am-5pm
www.tigard-or.gov

Public Works

(Stormwater, Wastewater, Solid Waste, Drinking Water, Streets, Parks, Emergency Management)
 9020 SW Burnham St
 Tigard, OR 97223
 503-718-2596
 Mon-Fri, 8am-5pm
www.tigard-or.gov

Police Department

(Community Policing, Youth Services, Crime Prevention, Traffic Control)
 13125 SW Hall Blvd
 Tigard , OR 97223
 Emergency 911
 Voice 503-639-6168
 Non-Emergency 503-629-0111
 Everyday, 8am-11pm
www.tigard-or.gov/police

City Library

13500 SW Hall Blvd
 Tigard , OR 97223
 503-684-6537
 Mon-Wed, 10am-8pm
 Thurs, 1pm-8pm
 Fri-Sat, 10am-5pm
 Sun, 1pm-5pm
www.tigard-or.gov/library

Tualatin Valley Fire & Rescue

Station 51
 8935 SW Burnham St
 Tigard, OR 97223
 503-612-7000
www.tvfr.com

BUILT ENVIRONMENT

Land Use

The City of Tigard is currently divided into four primary land use classifications: commercial, industrial, mixed-use, and residential. Almost 70% of land within the City is planned to accommodate residential use, ranging from low density single family homes to high density multi-family dwellings. The other three classifications each comprise around 10% (see Table 2-1) of the community's land use. These general classifications are further divided into zoning districts (see Appendix Map 2-1) with specific rules and regulations. More information about each district can be found in Title 18 of the Municipal Code: www.tigard-or.gov/business/municipal_code/title-18.asp.

	Acres	Square Miles	Percent
Commercial	797	1.25	10.6%
Industrial	859	1.34	11.5%
Mixed-Use	700	1.09	9.3%
Residential	5140	8.03	68.6%
City of Tigard	7496	11.71	100.0%

Source: Community Development Department, June 2006

Buildable Land

The City tracks buildable lands through a yearly inventory process. The purpose of the buildable lands inventory (BLI) is to identify undeveloped land that is available and compatible with development policies and practices. At the end of 2005, less than 10% of land within the City was considered buildable. The majority of land on the BLI was zoned residential (72.5%), with lower totals for commercial (8.5%), industrial (11.5%), and mixed-use (7.5%). See Table 2-2 for the breakdown.

Zoning	Acres
C-C Community Commercial	0
C-G General Commercial	40.84
C-N Neighborhood Commercial	0
C-P Professional Commercial	9.16
CBD Central Business District	1.07
I-H Heavy Industrial	0
I-L Light Industrial	25.55
I-P Industrial Park	43.59
MUC Mixed Use Commercial	3.38
MUE Mixed Use Employment	28.11
MUE-1 Mixed Use Employment 1	8.30
MUE-2 Mixed Use Employment 2	0.75
MUR-1 Mixed Use Residential 1	3.90
MUR-2 Mixed Use Residential 2	0.71
R-1 30,000 Sq Ft Minimum Lot Size	3.35
R-2 20,000 Sq Ft Minimum Lot Size	1.36
R-3.5 10,000 Sq Ft Minimum Lot Size	24.25
R-4.5 7,500 Sq Ft Minimum Lot Size	205.45
R-7 5,000 Sq Ft Minimum Lot Size	123.61
R-12 3,050 Sq Ft Minimum Lot Size	44.03
R-25 1,480 Sq Ft Minimum Lot Size	33.50
R-40 40 Units per Acre	0
Total	600.91

Source: Community Development Department

At the end of 2005, less than 10% of land within the City was considered buildable. The majority of land on the BLI was zoned residential (72.5%), with lower totals for commercial (8.5%), industrial (11.5%), and mixed-use (7.5%). See Table 2-2 for the breakdown.

Commercial Land - Three of the five commercial districts contain buildable land and 83% of that is zoned General Commercial. No Community and Neighborhood Commercial land is available.

Industrial Land - No buildable land remains in the Heavy Industrial district. In Light Industrial, 69% (17.64 acres) is located on one property. Likewise, 80% (34.7 acres) of the buildable Industrial Park land is owned by one individual.

Mixed-Use Land - Mixed use districts all contain some buildable land, but the majority is zoned Mixed Use Employment (63%).

BUILT ENVIRONMENT

Residential Land - A large portion of the 2005 BLI is zoned low density (53% is R-3.5 or R-4.5) or medium density (28% is R-7). The remaining low density residential land (R-1 and R-2) comprises only 1% of buildable residential land and all is partially developed. No land zoned R-40 remains on the inventory.

Table 2-3. Lot Sizes of 2005 Buildable Lands Inventory

Lot Size	Commercial	Industrial	Mixed-Use	Residential	Total
Less than 5000 sq ft	3	1	7	53	64
5000 to 10,000 sq ft	7	3	11	227	248
10,000 sq ft to 1 acre	25	11	44	228	308
1 to 2 acres	5	2	7	81	95
2 to 5 acres	5	2	2	33	42
5 to 10 acres	1	0	0	8	9
More than 10 acres	1	3	0	2	6
Total	47	22	71	632	772

Source: Community Development Department

Table 2-3 breaks the 2005 BLI down into the planning designations and distributes the buildable lots based on size. 80% of the buildable lots are less than one acre in size and 44% are less than 10,000 square feet. Large lots available for development are scarce with only 57 (7%) lots greater than 2 acres.

For more information on the 2005 Buildable Lands Inventory, please contact the City's Long Range Planning Division.

New Construction

New residential construction within Tigard has remained steady over the previous 12 years. Table 2-4 shows new dwelling units within the community receiving a certificate-of-occupancy (CofO) permit from the Building Division. Single family homes, which include free standing and attached, hit a high of 335 units in 1995 and dipped to a low of 187 in 2002. The number constructed went above 300 in 2005 for the first time since 1996. Multi family dwellings have not been as consistent with four years (1994, 1996, 2000, 2005) providing 89% of the multi family units over the 12 year period. The overall density of residential construction is 6.8 dwelling units per acre since 1994, with single family homes at 5.9 and multi family at 18.9 dwelling units per acre.



Table 2-4. New Residential Construction Since 1994

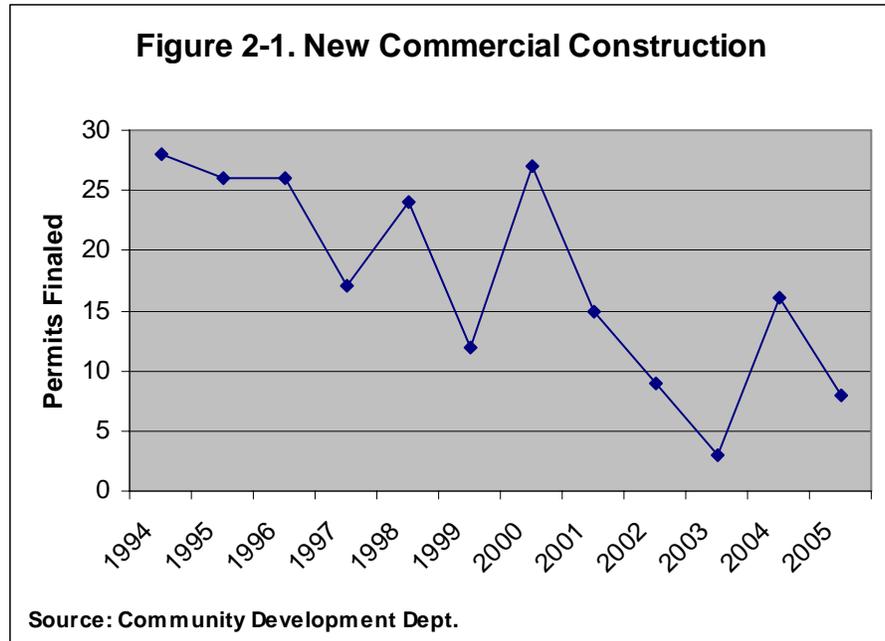
Year	Single Family		Multi Family		Total	
	Dwelling Units	Density (DU/Acre)	Dwelling Units	Density (DU/Acre)	Dwelling Units	Density (DU/Acre)
2005	301	8.1	108	26.6	409	10.0
2004	267	6.9	0	0.0	267	6.9
2003	294	7.1	42	15.3	336	7.6
2002	187	7.1	29	34.5	216	8.0
2001	288	8.6	0	0.0	288	8.6
2000	202	6.1	112	17.6	314	8.0
1999	244	6.3	0	0.0	244	6.3
1998	200	4.7	8	100.0	208	4.8
1997	298	5.1	4	100.0	302	5.2
1996	316	4.6	126	25.0	442	6.1
1995	335	5.0	0	0.0	335	5.0
1994	320	5.0	298	15.4	618	7.4
Total	3252	5.9	727	18.9	3979	6.8

Source: Community Development Department

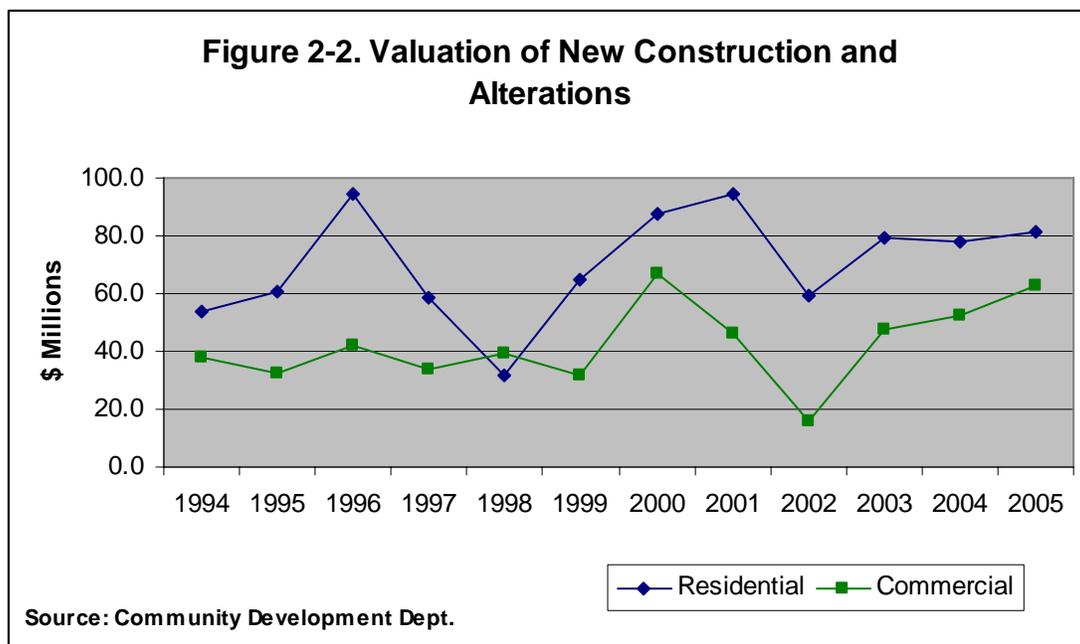
BUILT ENVIRONMENT

New commercial construction is not as prevalent or consistent as residential construction in Tigard. Figure 2-1 shows that 1994 had the most commercial CofO permits issued at 28, with only 3 issued in 2003. 1994 to 1996 remains the most consistent period.

Looking beyond new units built, total valuation of all permits issued gives another sense of construction activity in the community. Figure 2-2 shows the value of residential and commercial construction over the period of 1994 to 2005. The totals include new construction, alterations, additions, foundation work, fire protection systems, and other miscellaneous work.



Residential construction valuation peaked in 1996 and 2001, while it hit a low in 1998. The last three years have been consistent at around \$80 million per year. Commercial valuation peaked in 2000 and hit a low in 2002. Last year saw the second highest valuation in the 12 year period at around \$60 million. The only year to see commercial valuation higher than residential was 1998.



Housing Units

Year	Housing Units Built			Total
	Single Family	Multi Family	Demo's	
2000 (April 1)**				17,369
2000 (after April 1)	153	104	24	233
2001	288	0	15	273
2002	187	29	25	191
2003	294	42	40	296
2004	267	0	26	241
2005	301	108	29	380
2006 (thru April 30)	66	0	14	52
	1324	179	173	19,035
Walnut Island Annexation (2000)				380
			Total	19,415

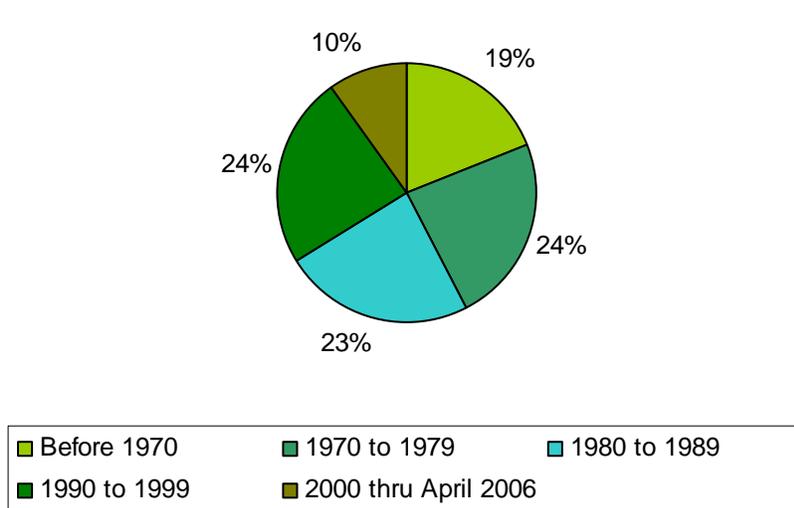
** From 2000 US Census
Source: 2000 U.S. Census, Community Development Dept.

Total housing units in the City of Tigard totaled 19,415 at the end of April 2006 (see Table 2-5). This total includes single and multi family units. The age of the housing units in the community is distributed fairly evenly, as shown in Figure 2-3. The decades of the 1970's, 1980's, and 1990's all account for nearly one quarter of housing units. The older housing stock (pre-1970) accounts for 19% and units constructed in the current decade account for 10%.

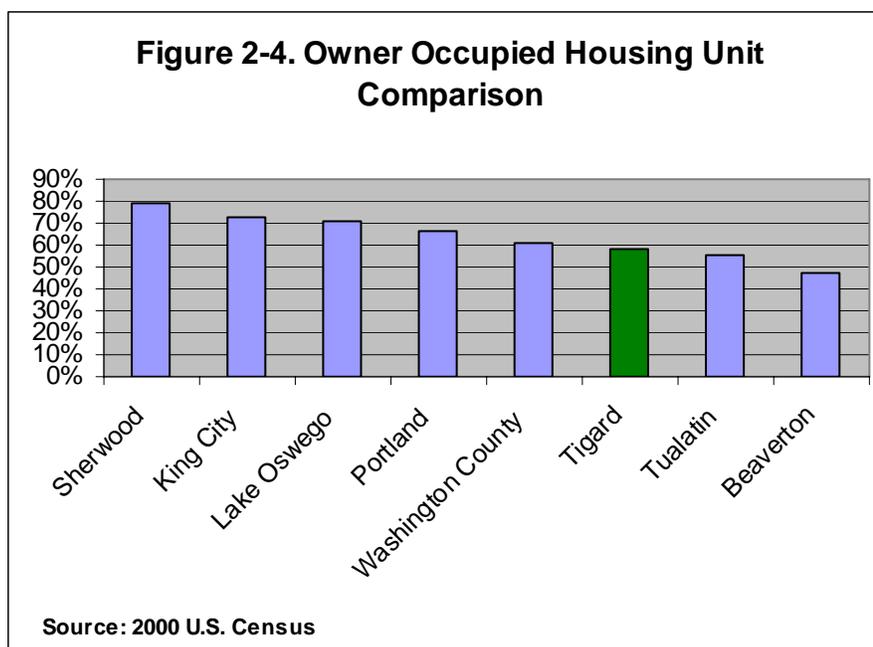
The homeowner occupancy rate for Tigard in the year 2000 was 58% and a comparison to some of the community's neighbors can be seen in Figure 2-4 on the next page. Tigard has slightly more homeowner occupancy than Tualatin (55%) and Beaverton (48%), while being slightly behind Washington County and Portland. Lake Oswego, King City, and Sherwood all have occupancy levels over 70%. See Appendix Map 3-4 for the distribution of home ownership in the community.



Figure 2-3. Year Dwelling Unit Built



BUILT ENVIRONMENT



Housing Prices

A good indication of housing prices, as well as the community's success in meeting affordable housing needs, is the percentage of a household's monthly income spent on housing. Table 2-6 breaks the percentages into Owner and Renter Occupied units. It shows that close to 30% of homeowners are spending less than 15% of their monthly income on housing. The opposite is true for renters, as 30% of them spend 35% or more of their monthly income on housing. Outside of those figures, the numbers are fairly consistent between the owners and renters.

Table 2-6. Monthly Housing Costs as a Percentage of Income

% of Income	Owner Occupied %	Renter Occupied %
Less than 15%	29.3	16.1
15 to 19%	18.5	15.0
20 to 24%	17.3	13.2
25 to 29%	11.3	13.3
30 to 34%	9.5	9.9
35% or more	13.6	30.6

Source: 2000 U.S. Census

Table 2-7. Affordable Housing in Tigard

Washington County Housing Authority/State Housing Division	Units
Single Family & Duplex Housing	32
The Colonies	96
Bonita Villa	96
Rent Vouchers	180
State Tax Credits	600
Community Partners for Affordable Housing (CPAH)	
Greenburg Oaks	84
Metzger Park (unincorporated Metzger)	32
Village at Washington Square	26
Single Family Houses	1
Tualatin Valley Housing Partners (TVHP)	
Hawthorne Villa	119

Source: Community Development Department

Affordable housing providers strive to alleviate some of the monthly rental costs by providing housing and programs to lessen the burden on low income households. Table 2-7 lists the providers working in Tigard. There are currently 486 affordable housing units located in the community as well as a couple of financial programs available to residents.

BUILT ENVIRONMENT

See http://www.tigard-or.gov/city_hall/departments/cd/long_range_planning/ for more information about affordable housing in Tigard.

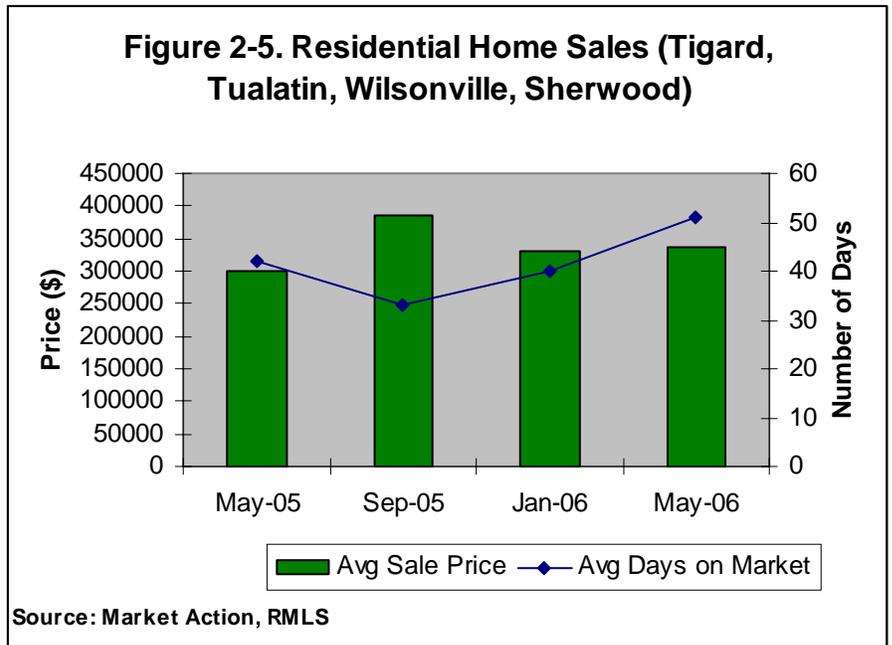
Year	Average House Size (sq ft)	Average House Price (\$)
2005	2502	245,190
2004	2563	257,952
2003	2520	257,494
2002	2371	233,409
2001	2214	194,194
2000	2319	183,821
1999	2250	171,237
1998	2246	169,967
1997	2417	178,387
1996	2559	176,554
1995	2405	159,854
1994	2247	117,064

Source: Community Development Dept.

The average house size and price for new single family construction in the City of Tigard is shown in Table 2-8. This data includes both free standing and attached homes. House size peaked in 1996 at 2559 square feet and then declined and leveled off for a few years, reaching a low of 2246 in 1998. The past three years have seen the average size top 2500 square feet each year for the first time since 1996. The overall average for the 12 year period is 2384 square feet.

New housing prices during the same period have more than doubled. They have steadily increased, except for a decline in 1998 and again last year when the average price dropped from \$257,952 to \$245,190. The average price for the 12 year period is \$195,247.

Figure 2-5 displays all residential home sales in the area encompassing Tigard, Tualatin, Wilsonville, and Sherwood. The one year period from May 2005 to May 2006 saw the average selling price peak in the fall of 2005 (\$384,600) and then drop slightly and remain steady through the first 5 months of 2006. The average days for a home to remain on the market were lowest (33 days) as the average selling price was highest.



Since that point, average days on the market have steadily increased to a rate of 51 days in May 2006.

POPULATION PROFILE

Growth Over Time

The City of Tigard has experienced a steady population growth since its incorporation in 1961 (Figure 3-1). The population as of July 2005 was 45,500 residents, which is a 2% growth from the previous year. Population increases have varied from a yearly change of less than 1% to almost 50% (Table 3-1) since incorporation. The large population increase between 1999 and 2000 is the result of the Walnut Island annexation discussed in the Physical Form section of the Almanac. Tigard represents approximately 9% of total Washington County population. See Appendix Map 3-1 for population distribution

Table 3-1. City of Tigard Historic Population

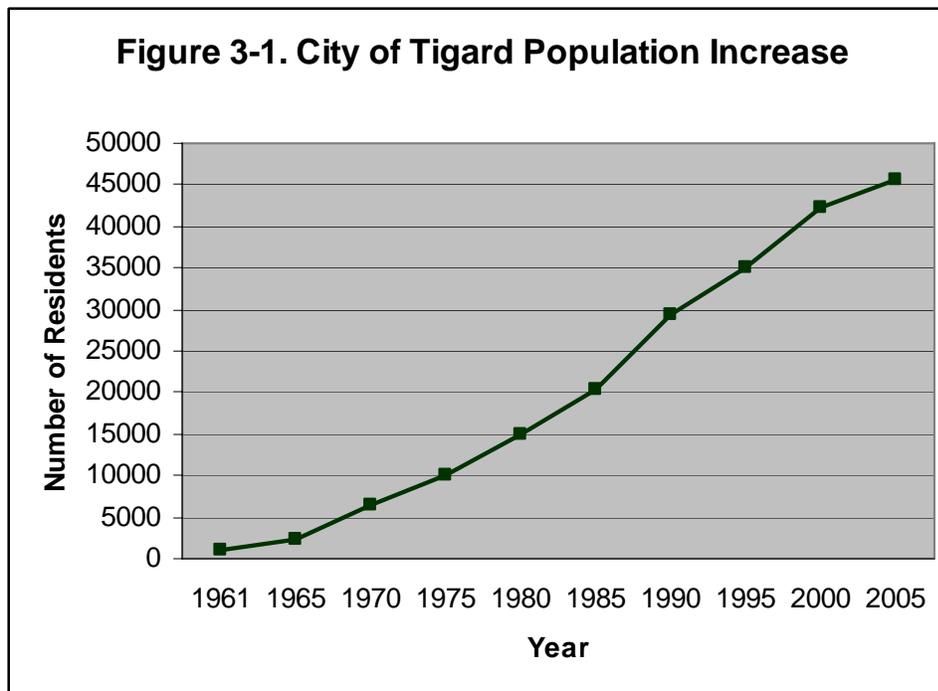
Year	Population	Change	Year	Population	Change
1961	1084		1984	18,450	3.36%
1962	1804	66.42%	1985	20,250	9.76%
1963	1844	2.22%	1986	20,765	2.54%
1964	1980	7.38%	1987	23,335	12.38%
1965	2203	11.26%	1988	25,510	9.32%
1966	2480	12.57%	1989	27,050	6.04%
1967	3700	49.19%	1990	29,435	8.82%
1968	4700	27.03%	1991	30,910	5.01%
1969	6300	34.04%	1992	31,350	1.42%
1970	6499	3.16%	1993	32,145	2.54%
1971	6880	5.86%	1994	33,730	4.93%
1972	7300	6.10%	1995	35,021	3.83%
1973	8720	19.45%	1996	35,925	2.58%
1974	10,075	15.54%	1997	36,680	2.10%
1975	10,075	0.00%	1998	37,200	1.42%
1976	11,000	9.18%	1999	38,704	4.04%
1977	11,850	7.73%	2000	42,260	9.19%
1978	13,000	9.70%	2001	43,040	1.85%
1979	14,200	9.23%	2002	44,070	2.39%
1980	14,900	4.93%	2003	45,130*	2.41%
1981	15,500	4.03%	2004	44,650	-1.06%
1982	17,700	14.19%	2005	45,500	1.90%
1983	17,850	0.85%			

Sources: Portland State University Population Research Center

City of Tigard 1996 Data Resource Report

* This total is the result of a data collection error that was corrected in the 2004 count

Table 3-2 displays the average annual growth rate (AAGR) of Tigard and a comparison to some neighbors since the year 2000. Tigard has experienced an



AAGR of 1.53%, which is similar to Beaverton and slightly behind Washington County as a whole. Sherwood and Tualatin have experienced greater average growth over the time period, while the State, Portland, and Lake Oswego have seen smaller population growth rates.

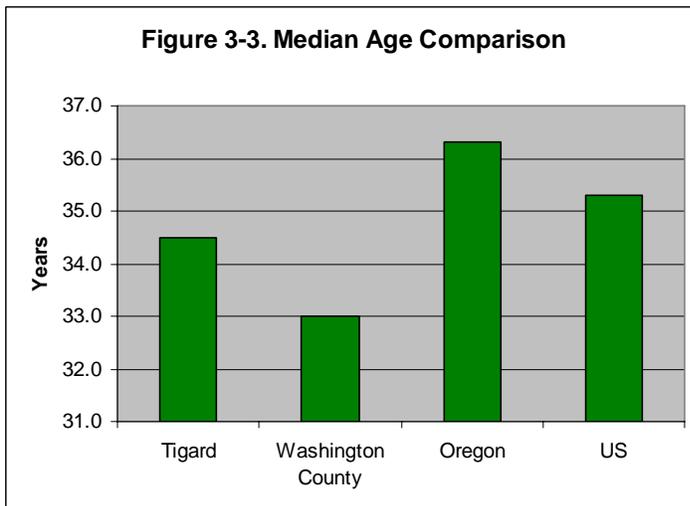
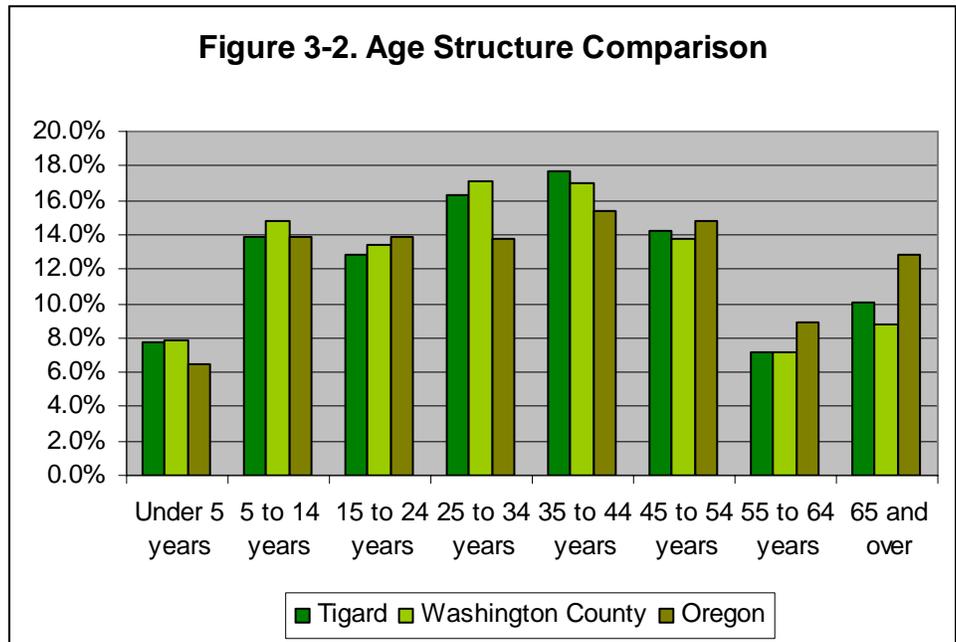
POPULATION PROFILE

Jurisdiction	2000	2005	AAGR
Sherwood	12,230	14,410	3.57%
Tualatin	23,065	25,465	2.08%
Washington County	449,250	489,785	1.80%
Beaverton	77,050	83,110	1.57%
Tigard	42,260	45,500	1.53%
State of Oregon	3,436,750	3,631,440	1.13%
Portland	531,600	555,650	0.90%
Lake Oswego	35,415	36,075	0.37%

Source: Portland State University Population Research Center
AAGR = Average Annual Growth Rate

Age Structure

The age structure of Tigard residents shows the greatest percentages are in the groups 25 to 34 and 35 to 44 years old. This is consistent with Washington County, as is the overall population breakdowns. When compared with the state, the age group breakdowns show Tigard residents are slightly younger (Figure 3-2).



The median age of a Tigard resident in the year 2000 was 34.5 years (Figure 3-3). This is slightly higher than Washington County (33.0), but lower than the State (36.3) and the US (35.3).

POPULATION PROFILE

Race and Language Spoken

About 9% of Tigard citizens identify themselves as having a Hispanic or Latino ethnicity, the majority with a Mexican heritage (Table 3-3). These numbers are slightly less than Washington County's Hispanic or Latino population (11.2%) and the US total of 12.5% (Figure 3-4).

Tigard has a slightly larger Hispanic or Latino community than Oregon as a whole (8.0%). See Appendix Map 3-2 for Hispanic/Latino population distribution.

The greater part of Tigard residents identify themselves as white (85.4%), with Asians comprising about 6% of the population. See Table 3-4 for a detailed breakdown of race within the community.

For children between the ages of 5 to 17 the predominant language spoken at home is English at 83.4%. The number of Spanish speaking children is 8.4%. About 3% of children speak Chinese, Korean, or Vietnamese at home. For the population 18 years and older, the percentages are similar with English at 83.3%, Spanish at 7.7% and Vietnamese and Chinese at around 1% each. One percent of adults speak German at home (Table 3-5).

Table 3-3. Hispanic or Latino and Race

Race	Number	Percent
Hispanic or Latino	3686	8.9%
Mexican	2849	6.9%
Puerto Rican	82	0.2%
Cuban	57	0.1%
Other	698	1.7%
Not Hispanic or Latino	37537	91.1%
White alone	33317	80.8%

Source: 2000 U.S. Census

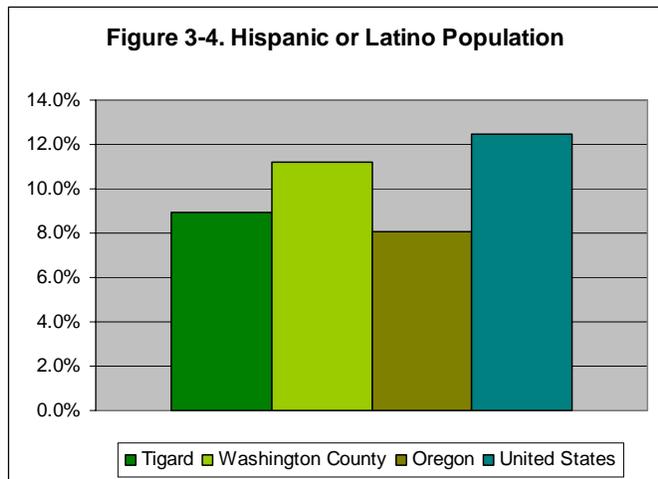


Table 3-5. Language Spoken at Home

Language	Percentage
5 to 17 years	
English	83.4%
Spanish	8.4%
Chinese	1.3%
Korean	1.0%
Vietnamese	1.0%
18 years and older	
English	83.8%
Spanish	7.7%
Vietnamese	1.1%
Chinese	1.0%
German	1.0%

Source: 2000 U.S. Census

Table 3-4. Population and Race

Race	Percent
One Race	97.0%
White	85.4%
Black or African American	1.1%
American Indian & Alaskan Indian	0.6%
Asian	5.6%
Native Hawaiian & Other Pacific Islander	0.5%
Some Other Race	3.8%
Two or More Races	3.0%

Source: 2000 U.S. Census



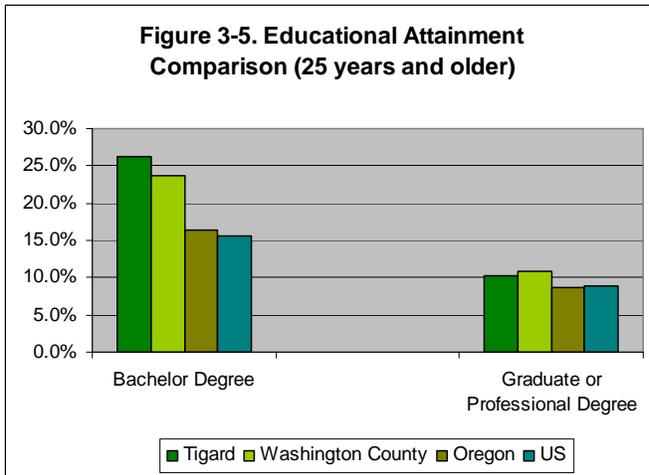
Educational Attainment

When looking at the educational attainment for Tigard residents 25 and older, 91% have received a high school diploma and 44% of residents have completed a college degree program (Table 3-6).

Education Level	Percent
Less than 9th grade	3.4%
9th to 12th grade (no diploma)	5.8%
High School graduate (includes equivalency)	18.3%
Some college, no degree	28.3%
Associate degree	7.8%
Bachelor degree	26.3%
Graduate or Professional degree	10.2%

Source: 2000 U.S. Census

Comparing higher educational achievement, Figure 3-5 shows that the community has a slightly higher percentage of residents earning a bachelor degree than Washington County. Tigard is about 10% higher than the National and Oregon percentages for earning a bachelor degree. Around 10% of residents have received a graduate or professional degree, which is slightly higher than the Oregon and National numbers, and slightly lower than Washington County (Figure 3-5).



Households

Within Tigard, families account for two-thirds of households and 85% of them are married couples. 33.5% of married couple families have children under the age of 18. Non-family households have 26.7% of residents living alone, with 7.8% of them 65 years of age or older. The average household size in Tigard is 2.48. See Table 3-7 for more information.

Category	Number	Percentage
Total households	16,507	
With children < 18 years		35.4%
With individuals > 65 years		17.8%
Family households	10,739	
Married couple		52.0%
With children < 18 years		33.5%
Female householder, no husband		9.2%
Female householder, no husband with children < 18 years		6.3%
Non-family households	5,768	
Living alone		26.7%
Over 65 years and living alone		7.8%
Average household size	2.48	

Source: 2000 U.S. Census

POPULATION PROFILE

Income

In 1999, median income for Tigard households was \$51,581. Households with the householder between the ages of 35 to 64 were higher than the community median, while households with the householder under 25 earned only half of the community household median income (Table 3-8). See Appendix Map 3-3 for Income distribution in the community.

Age of Householder	Median Income
Under 25 years	\$25,451
25 to 34 years	\$50,247
35 to 44 years	\$62,683
45 to 54 years	\$66,049
55 to 64 years	\$59,904
65 to 74 years	\$40,542
75 years and older	\$29,890
1999 Total Median Income	\$51,581

Source: 2000 U.S. Census

Income Range	Percentage
Less than \$15,000	8.8%
\$15,000 to \$24,999	11.6%
\$25,000 to \$34,999	11.4%
\$35,000 to \$49,999	16.3%
\$50,000 to \$74,999	21.7%
\$75,000 to \$99,999	14.5%
\$100,000 or more	15.7%

Source: 2000 U.S. Census

Households earning \$50,000 - \$74,999 per year comprise the largest percentage of income groups (21.7%). Households earning \$100,000 or more make up 15.7% of the community and 8.8% earn less than \$15,000 a year (Table 3-9).

Comparing the median household income to other jurisdictions, Tigard residents earn slightly less than Washington County as a whole, but \$10,000 more per year than Portland households and all Oregon households. Tualatin, Sherwood, and Lake Oswego have higher community median household incomes, while Beaverton residents earn slightly less (Table 3-10).

Jurisdiction	Dollars
Lake Oswego	\$71,597
Sherwood	\$62,518
Tualatin	\$55,762
Washington County	\$52,122
Tigard	\$51,581
Beaverton	\$47,863
Portland	\$40,146
State of Oregon	\$40,916

Source: 2000 U.S. Census

Poverty Level

The number of Tigard residents living in poverty increased in all categories, except individuals 65 years and older, from 1990 to 2000 (Table 3-11). Female householders, with no husband present, are the most afflicted with poverty. Close to 20% are below the federal poverty level, and that increases to 25% with related children under 18 years of age, and 45% with related children under 5 years of age. Families with related children under 5 years of age saw the greatest increase in poverty at 227.8%.

POPULATION PROFILE

Table 3-11. Poverty Status			
Category	% Below Poverty Level		
	1989	1999	Change
Families	3.7%	5.0%	35.1%
with related children < 18 years old	4.5%	7.6%	68.9%
with related children < 5 years old	3.6%	11.8%	227.8%
Female householder, no husband present	12.2%	19.6%	60.7%
with related children < 18 years old	18.5%	25.2%	36.2%
with related children < 5 years old	36.5%	44.7%	22.5%
Individuals	4.8%	6.6%	37.5%
18 years and older	4.7%	6.1%	29.8%
65 years and older	3.6%	3.6%	0.0%
Source: 2000 U.S. Census			

ECONOMIC CLIMATE

Businesses in Tigard

The City of Tigard issues licenses for businesses operating within the City limits. As of February 2006, there were 3,124 businesses licensed in the City with a total of 30,616 employees. From this total, there were 420 home based businesses that employed 640 persons.

The largest of the businesses licensed with the City can be seen in Table 4-1. Renaissance Credit Services tops the list with 1,116 employees, with the Meier & Frank department store second at 704 employees. These are the only two businesses in the City with more than 500 employees. The 20 largest employers are spread among a variety of business sectors, from Finance/Banking/Real Estate to Department Stores to Manufacturers.

Business Name	Number of Employees	Business Sector
1 Renaissance Credit Services	1116	Finance/Banking/Real Estate
2 Meier & Frank	704	Department Store
3 Nordstrom	461	Department Store
4 Oregon PERS	347	Government Agency
5 Costco Wholesale	341	Wholesaler
6 Providence Health System	303	Medical/Dental
7 Ikon Office Solutions	277	Sales/Manufacturer's Rep
8 FLIR Systems Inc.	250	Manufacturer
9 The Cheesecake Factory	250	Restaurant
10 Home Depot	241	Retail
11 North Pacific Group Inc.	238	Wholesaler
12 US BancCorp Equipment Finance Inc.	234	Finance/Banking/Real Estate
13 Gerber Legendary Blades	232	Manufacturer
14 Landmark Ford	224	Auto Sales/Service/Lease
15 The Coe Manufacturing Co.	221	Manufacturer
16 Rockwell Collins Aerospace	216	Manufacturer
17 Sears, Roebuck & Co.	206	Department Store
18 University of Phoenix	196	Service Industry
19 Williams Controls Inc.	189	Manufacturer
20 Fred Meyer	186	Department Store

Source: City of Tigard Finance Department

The top ten business sectors within the community are shown by number of employees and total number of businesses in Table 4-2. Contractor tops the list by number of businesses (305), but is second in number of employees (2589). Finance/Banking/Real Estate business sector employs the largest number of people at 2901, with 194 businesses. Hair/Beauty/Nail Salon, Consulting Services, and Janitorial/Carpet/Windows all make the top ten in number of businesses, but do not make the top ten in number of employees. Wholesaler and Computer-Sales & Related are both in the top ten numbers of employees, but do not make the top ten numbers of businesses.

Table 4-2. Top 10 Business Sectors in Tigard

By Number of Businesses		By Number of Employees	
Business Name	Number of Businesses	Business Name	Number of Employees
1 Contractor	305	1 Finance/Banking/Real Estate	2901
2 Service Industry	269	2 Contractor	2589
3 Retail	205	3 Manufacturer	2504
4 Finance/Banking/Real Estate	194	4 Retail	2237
5 Medical/Dental	124	5 Restaurant	1996
6 Hair/Beauty/Nail Salon	120	6 Department Store	1873
7 Consulting Services	114	7 Service Industry	1708
8 Restaurant	111	8 Wholesaler	1517
9 Janitorial/Carpet/Windows	100	9 Medical/Dental	1167
10 Manufacturer	99	10 Computer - Sales & Related	975

Source: City of Tigard Finance Department

Sales

The U.S. Economic Census, which takes place every five years, provides data on industry sales within the City of Tigard. Table 4-3 shows the industries operating in Tigard (the industry description does not align perfectly with the City’s business license sector data) and compares 1997 and 2002 Economic Census data. Wholesale Trade is generating the most money in Shipments, Sales & Receipts, but the total has fallen since 1997. Retail Trade employed the most people in both 1997 and 2002, and also ranks second in the amount of money generated. (The business sector information from the City and industry description information are not identical because of different methodologies in collecting the data.)

Table 4-3. Sales Over Time, by Industry in Tigard

Industry Description	Number of Businesses		Shipments, Sales & Receipts (\$1000)	
	1997	2002	1997	2002
Manufacturing	110	107	566,387	539,058
Wholesale Trade	246	235	3,212,540	2,915,377
Retail Trade	335	313	1,429,402	1,498,597
Information	n/a	71	n/a	n/a
Real Estate, Rental & Leasing	110	127	117,485	250,688
Professional, Scientific & Technical Services	247	298	233,983	n/a
Administrative, Support & Management	117	127	196,685	175,763
Educational Services	16	18	14,234	14,922
Health Care & Social Assistance	139	154	112,591	235,198
Arts, Entertainment & Recreation	12	17	5,885	9,092
Accommodation & Food Services	130	151	88,391	93,162
Other Services (except public admin)	91	126	48,513	99,519

Source: 2002 U.S. Economic Census

Payroll

The U.S. Economic Census also collects information on employees and payroll for industries in Tigard. Table 4-4 shows the comparison between 1997 and 2002.

ECONOMIC CLIMATE

Retail Trade had the most employees for both years, as well as the highest annual payroll in 2002. This increase in payroll happened with a decline of around 450 employees during the period. Administrative, Support & Technical Services and Accommodation & Food Services both have high numbers of employees, but lower annual payrolls. Wholesale Trade and Information have lower numbers of employees with higher annual payrolls.

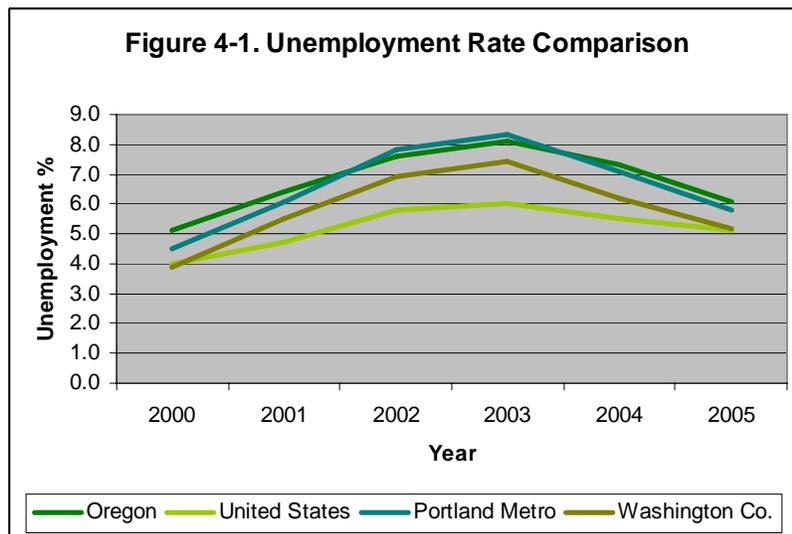
Table 4-4. Payroll Over Time, by Industry in Tigard

Industry Description	Number of Employees		Annual Payroll (\$1000)	
	1997	2002	1997	2002
Manufacturing	3,706	2,699	125,496	121,129
Wholesale Trade	3,515	2,771	157,375	133,661
Retail Trade	7,330	6,881	139,695	162,326
Information	n/a	1,743	n/a	104,866
Real Estate, Rental & Leasing	667	931	19,828	31,531
Professional, Scientific & Technical Services	2,528	n/a	108,307	n/a
Administrative, Support & Management	5,527	3,588	91,458	89,744
Educational Services	270	189	8,493	6,783
Health Care & Social Assistance	1,413	1,701	40,194	61,345
Arts, Entertainment & Recreation	129	193	1,675	2,753
Accommodation & Food Services	2,541	2,306	25,482	28,280
Other Services (except public admin)	607	1,006	15,791	29,350

Source: 2002 U.S. Economic Census

Unemployment

Unemployment data is not collected specifically for Tigard, so information related to Washington County and the Portland Metro area is used to gauge the unemployment rate for the City. Figure 4-1 shows a comparison of unemployment rates. The Portland Metro area and the State of Oregon have the highest rates over the six year time period, with Washington County and the U.S.



lower. Washington County has leveled out to a rate consistent with the overall country in 2005, with Portland Metro and Oregon still a little higher. Rates for all areas during the time period displayed peaked in 2003, and are currently in a state of decline.

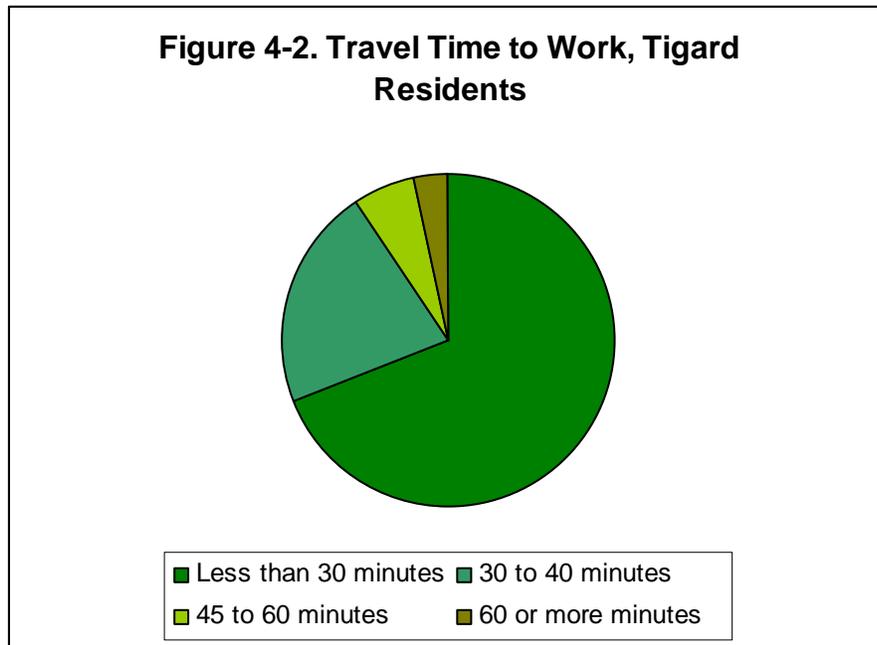
Travel to Work

Table 4-5 shows how Tigard residents get to work. The majority (77%) drove alone to work in 2000, with carpooling coming in second as a means of getting to work. Roughly 5% of residents took public transportation, while other travel options fell below 1%, except walking at 1.73%. Tigard residents working from home was 4.5%.

Mode	%
Drove Alone	77.24
Carpool	10.42
Public Transport	5.14
Motorcycle	0.29
Bicycle	0.42
Walk	1.73
Other	0.26
Work at Home	4.51

Source: 2000 U.S. Census

Figure 4-2 displays the amount of time it takes residents to arrive at work. The majority (70%) make it to work in less than 30 minutes, with 20% making it in 30 to 40 minutes. Very few people (3%) travel over an hour to get to work.



Professions

The citizens of Tigard are employed in a diverse set of professions. Table 4-6 displays the breakdown of professions that community residents worked within during the 2000 Census. Education, Health & Social Services tops the list with just over 15% of residents employed in the field. The manufacturing profession was just under 15%, with Retail Trade following at 12.6%. Agriculture, Forestry, Fishing & Hunting, and Mining had the fewest employees living in Tigard at less than 1%.

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Industry	%
Education, Health & Social Services	15.34
Manufacturing	14.92
Retail Trade	12.63
Professional, Scientific, Mgmt.; Admin.; Waste Mgmt.	11.98
Insurance, Real Estate, Rental & Leasing	10.35
Entertainment, Recreation, Accommodation & Food Services	8.21
Construction	6.08
Wholesale Trade	5.71
Other Services (Except Public Administration)	4.34
Information	3.13
Public Administration	2.66
Transportation & Warehousing, Utilities	3.97
Agriculture, Forestry, Fishing & Hunting, Mining	0.67

Source: 2000 U.S. Census

Property Taxes

Table 4-7 shows property taxes for Tigard and a few neighboring jurisdictions. The Local Operating Levy includes the City service rate and any local option levies, while the Total Tax Burden includes any urban renewal levy, voter approved debt and regional, county and education related levies. Tigard has a local operating levy of 4.2883 and a total tax burden of 16.3448 per \$1000 assessed value, which is slightly higher than Tualatin's rate, but less than Portland, Beaverton, Lake Oswego, and Sherwood. Tigard currently has no local option levies and 0.2023 per \$1000 of voter approved debt.

Jurisdiction	Local Operating Levy *	Total Tax Burden *
Portland	7.1703	19.8002
Beaverton	6.8161	19.2232
Lake Oswego	4.8381	17.3270
Sherwood	4.7002	17.0026
Tigard	4.2883	16.3448
Tualatin	3.4689	16.1315

Source: City of Tigard Finance Department
* Rate per \$1000 assessed valuation of property

The breakdown of Tigard's property tax rate is found in Table 4-8. The largest share is from the Tigard School District Tax, followed by City services, County services, and fire protection services.

Tax District	Tax Rate
City of Tigard	2.7154
Washington County	2.8395
ESD - NW Regional	0.1538
Portland Community College	0.4950
Tigard School District	7.8462
Tualatin Valley Fire & Rescue	1.8216
Port of Portland	0.0701
Regional - Metro Zoo	0.2841
Regional - TriMet	0.1191
Total	16.3448

Source: City of Tigard Finance Department

